

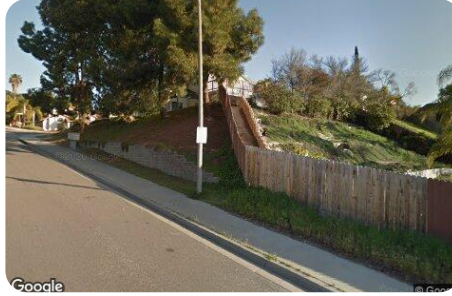
Single Family Residence

RESIDENTIAL

5269 ROSEWOOD DR

OCEANSIDE, CA 92056

\$996,359 TopHap Estimate · \$465 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,142 ft²

LIVING AREA

0.23 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$996K

\$929K low

\$1.1M high

Last Sale

\$495,000 · Jun 25, 2008

Est. Owner Equity

\$90,631

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$8,737 (2025)
Assessed Value	\$663,163
Previous Assessed	\$650,161

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.23
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	72 WILDFIRE	35 HEAT	15 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2008	Resale	Grant Deed	\$495,000	\$231	\$487K
Sep 27, 2002	Resale	Grant Deed	\$418,000	\$195	\$42K
Mar 13, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt Middle School	Middle	6–8	0.3 mi
Alamosa Park Elementary School	Elementary	KG–5	0.3 mi
Vista High School	High	9–12	2.3 mi

District: Vista Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92056

79 CRIME INDEX	98 AIR POLLUTION	55,699 POPULATION	\$93K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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